

D#41 OFFICE IN THE IL

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Renton Municipal Code Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

General Description

This docket amendment was requested by David Halinen, of Halinen Law Offices, on behalf of his client, Merlino Land Development Co., Inc. (MLDC). This docket request proposes to amend three Development Standards for the Light Industrial Zoning Designation (IL) (RMC 4-2-130A) and the Purpose statement for the Light Industrial Zone (RMC 4-2-020P).

Additional Information: As discussed at the briefing to the Planning Commission on June 2, 2010, staff has proposed to amend MLDC's requested code change for an increase in height in the IL zone. Staff has proposed to amend this request to permit a height of 100 feet in the IL zone, only if the site is located within the Employment Area Valley (EAV) land use designation. See Attachment A for the updated text amendments.

The IL zone is concentrated in three general areas within the City: the EAV, the NE 4th Street corridor, and just north of the Cedar River in the City Center. Staff conducted an analysis of the heights of the surrounding zones within each of these areas. The character of the surrounding land uses within the NE 4th Street Corridor includes zones where building height is restricted to 30 to 60 feet. Within this area, a 50-foot height limit for the IL zone would be compatible with the surrounding land uses. In the EAV, the dominant zoning designations include Light Industrial (IL), Medium Industrial (IM), Heavy Industrial (IH) and Commercial Office (CO). The IM and IH zones have no height restrictions and the CO zone is restricted to 250 feet. In this area, a 100 foot height limit would be less than half the permitted height in the CO zone. As such, the increase in height would be compatible with the surrounding land uses in the EAV. The sporadic IL zoned properties located in the City Center would have height restrictions beyond the development standards based on the Airport Influence Area and Safety Compatibility Zone (FAR Part 77 Surface Area). However, the land uses surrounding these parcels would not be compatible with the proposed 100 foot height limit. Therefore, staff concludes that the increases in height would only be consistent with the surrounding land uses within the EAV.